143.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,300 / 823,300
					USE VALUE:	823,300 / 823,300
					ASSESSED:	823,300 / 823,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEARLE JOHN ANDREW	
Owner 2:	CELLA KATHERINE R	
Owner 3:		
Street 1:	36 COOLIDGE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MAHONEY DONALD K-KAREN P -
Owner 2:	TRUSTEES OF THE DONALD K MAHON -
Street 1:	36 COOLIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2095 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	363,900	3,400	456,000	823,300
Total Card	0.115	363,900	3,400	456,000	823,300
Total Parcel	0.115	363,900	3,400	456,000	823,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.98 | /Parcel: 392.98

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 92697

GIS Ref

GIS Ref

Insp Date 04/24/18

Parcel ID 143.0-0004-0005.0

!11099!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	363,900	3400	5,000.	456,000	823,300		Year end	12/23/2021
2021	101	FV	352,900	3400	5,000.	456,000	812,300		Year End Roll	12/10/2020
2020	101	FV	352,900	3400	5,000.	456,000	812,300	812,300	Year End Roll	12/18/2019
2019	101	FV	271,200	3400	5,000.	427,500	702,100	702,100	Year End Roll	1/3/2019
2018	101	FV	276,500	3400	5,000.	353,400	633,300	633,300	Year End Roll	12/20/2017
2017	101	FV	276,500	3400	5,000.	324,900	604,800	604,800	Year End Roll	1/3/2017
2016	101	FV	276,500	3400	5,000.	296,400	576,300	576,300	Year End	1/4/2016
2015	101	FV	261,100	3400	5,000.	290,700	555,200	555,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:54:23

LAST REV

Date	Time
11/10/21	10:54:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11099

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY DONALD	78803-452	1	9/29/2021		983,000	No	No		
MAHONEY DONALD	59328-437		6/9/2012		1	No	No		
	12613-290		4/10/1974		29,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2005	355	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
4/24/2018	Meas/Inspect	BS	Barbara S
11/19/2008	Meas/Inspect	336	PATRIOT
4/27/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	264	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92697
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27649164
Const Adj.:	0.98990101
Adj $ / SQ:	164.268
Other Features:	88835
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447076
Depreciation:	83156
Depreciated Total:	363920

COMMENTS

TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

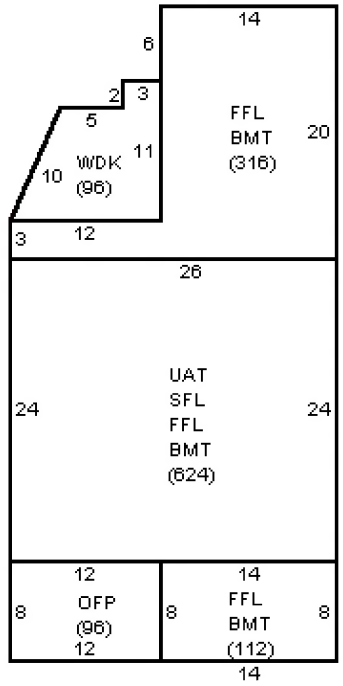
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.27
Special Features:	0	Val/Su Net:	118.30
Final Total:	363900	Val/Su SzAd	217.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	57.290	60,267
FFL	First Floor	1,052	164.270	172,810
SFL	Second Floor	624	164.270	102,503
UAT	Upper Attic	156	114.990	17,938
OFP	Open Porch	96	33.350	3,201
WDK	Deck	96	15.840	1,520

Net Sketched Area:	3,076	Total:	358,239
Size Ad	1676	Gross Area	3544	FinArea	2095
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	R	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc